

THIS INSTRUMENT PREPARED BY THE
BALDWIN COUNTY HIGHWAY DEPARTMENT
ROBERTSDALE, ALABAMA 36567

STATE OF ALABAMA)

COUNTY OF BALDWIN)

Project No. HW21177

Drainage Improvements

Boros Road at Cheryl Ln

05-53-06-14-0-000-001.000

Tract No. 4

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten dollars (\$10.00), cash in hand paid to the undersigned by Baldwin County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned Grantor(s), Martha C. Bender Early, a widow, Margaret Susann Neubert, an unmarried woman, Katherine Louise Suggs, a widow, and Emilie Frances Gahnstrom, a married woman, conveying property not part of their homestead, have this day bargained and sold, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto **Baldwin County, Alabama**, the following described property:

Parcel 1 of 1:

A part of the Northeast Quarter the Northeast Quarter of Section 14, Township 7 South, Range 5 East, identified as Tract Number 4 on the Boros Rd, Project No. HW21177 in Baldwin County, Alabama and being more fully described as follows:

Commencing at a ½ inch rebar found at the Northeast corner of the Northeast Quarter of Section 14, Township 7 South, Range 5 East, in Baldwin County, Alabama;

Thence S00°02'13"W along the east line of said Section a distance of 666.27 feet to the grantor's northeast property corner and being the Point of Beginning of the property herein to be conveyed;

Thence S00°02'13"W along the grantor's east property line a distance of 666.27 feet to the grantor's southeast property corner;

Thence N89°59'44"W along the grantor's south property line a distance of 30.00 feet to a point on the acquired right-of-way line;

Thence N00°02'13"E along the acquired right-of-way line a distance of 666.26 feet to a point on the grantor's north property line;

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 12/13/2022 10:39 AM
TOTAL \$ 0.00
11 Pages

2037930



Thence N89°59'06"E along the grantor's north property line a distance of 30.00 feet to the Point of Beginning of the property herein conveyed and containing 0.459 acres, more or less.

TO HAVE AND TO HOLD, unto Baldwin County, Alabama, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Baldwin County, Alabama, that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance.

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 28 day of November, 2022.

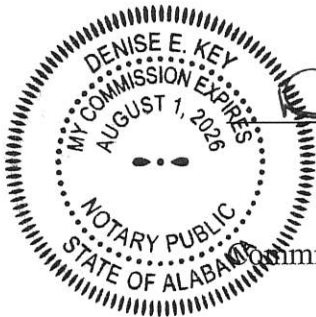
Martha C. Bender Early
Martha C. Bender Early

ACKNOWLEDGMENT

STATE OF AL)
COUNTY OF Baldwin)

I, Denise E. Key, a Notary Public, in and for said County in said State, hereby
certify that Martha C. Bender Early, whose name is, signed to the foregoing conveyance and who is
known to me, acknowledged before me on this day that, being informed of the contents of this
conveyance, she executed the same voluntarily on the day the same bears date.

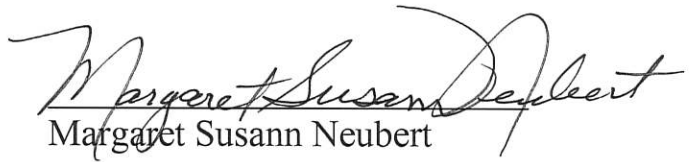
Given under my hand and official seal this 28 day of November, 2022.



Denise E. Key
NOTARY PUBLIC

Commission Expires: My Commission Expires: August 1, 2026

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 30th day of November, 2022.


Margaret Susann Neubert

ACKNOWLEDGMENT

STATE OF Alabama)

COUNTY OF Baldwin)

I, Blakely L. Hall, a Notary Public, in and for said County in said State, hereby
certify that Margaret Susann Neubert, whose name is, signed to the foregoing conveyance and who is
known to me, acknowledged before me on this day that, being informed of the contents of this
conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of November, 2022.


NOTARY PUBLIC

Commission Expires: My Commission Expires:
August 21, 2024

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 14 day of November, 2022.

Katherine Louise Suggs
Katherine Louise Suggs

ACKNOWLEDGMENT

STATE OF NC)
COUNTY OF Meck)



I, Esther A Sanders, a Notary Public, in and for said County in said State, hereby
certify that Katherine Louise Suggs, whose name is, signed to the foregoing conveyance and who is
known to me, acknowledged before me on this day that, being informed of the contents of this
conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of November, 2022.

Esther A Sanders
NOTARY PUBLIC

Commission Expires: Oct 19, 2026

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 5 day of December, 2022.

Emilie Frances Gahnstrom
Emilie Frances Gahnstrom

ACKNOWLEDGMENT

STATE OF Kansas)

COUNTY OF Shawnee)

I, Misty Pritz, a Notary Public, in and for said County in said State, hereby
certify that Emilie Frances Gahnstrom, whose name is, signed to the foregoing conveyance and who
is known to me, acknowledged before me on this day that, being informed of the contents of this
conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of December, 2022.



Misty S. Pritz
Notary Public
State of Kansas
My Appt. Expires 11.09.2024

Misty Pritz
NOTARY PUBLIC

Commission Expires: 11.09.2024

GRANTEE'S ADDRESS:

BALDWIN COUNTY HIGHWAY DEPARTMENT
P.O. BOX 220
SILVERHILL, ALABAMA 36576

WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

BOROS RD
DRAINAGE IMPROVEMENTS AT CHERYL LN
PROJECT NO. HW21177
BALDWIN COUNTY, ALABAMA
TRACT 4

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of my (our) rights to an appraisal and just compensation and in further consideration of the benefits accrued to my (our) property from the above-referenced project, I (we) do hereby waive my (our) rights to said appraisal and just compensation and grant right-of-entry for the construction of same.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 28 day of November, 2022.

Martha C. Bender Early
Martha C. Bender Early

ACKNOWLEDGMENT

STATE OF AL)
COUNTY OF Baldwin)

I, Denise E. Key, a Notary Public, in and for said County in said State, hereby certify that Martha C. Bender Early, whose name is, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of November, 2022.



Denise E. Key
NOTARY PUBLIC
My Commission Expires August 1, 2026

WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

BOROS RD
DRAINAGE IMPROVEMENTS AT CHERYL LN
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BALDWIN COUNTY, ALABAMA
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IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 30th day of November, 2022.


Margaret Susann Neubert

ACKNOWLEDGMENT

STATE OF Alabama)

COUNTY OF Baldwin)

I, Blakely L. Hall, a Notary Public, in and for said County in said State, hereby certify that Margaret Susann Neubert, whose name is, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of November 2022.



NOTARY PUBLIC

My Commission Expires:
August 21, 2024

My Commission Expires _____

WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

BOROS RD
DRAINAGE IMPROVEMENTS AT CHERYL LN
PROJECT NO. HW21177
BALDWIN COUNTY, ALABAMA
TRACT 4

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IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the

14 day of November, 2022.



Katherine Louise Suggs
Katherine Louise Suggs

ACKNOWLEDGMENT

STATE OF NC)

COUNTY OF meck)

I, Esther A. Sanders, a Notary Public, in and for said County in said State, hereby certify that Katherine Louise Suggs, whose name is, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of November 2022.

Esther A. Sanders
NOTARY PUBLIC

My Commission Expires Oct 19, 2026

WAIVER OF RIGHTS TO APPRAISAL AND JUST COMPENSATION
AND RIGHT-OF-ENTRY

BOROS RD
DRAINAGE IMPROVEMENTS AT CHERYL LN
PROJECT NO. HW21177
BALDWIN COUNTY, ALABAMA
TRACT 4

I (We) the undersigned property owner(s) do hereby acknowledge that I (we) have been made aware of my (our) rights to an appraisal and just compensation and in further consideration of the benefits accrued to my (our) property from the above-referenced project, I (we) do hereby waive my (our) rights to said appraisal and just compensation and grant right-of-entry for the construction of same.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the

5 day of December, 2022.


Emilie Frances Gahnstrom

ACKNOWLEDGMENT

STATE OF Kansas,

COUNTY OF Shawnee

I, Misty Pritz, a Notary Public, in and for said County in said State, hereby certify that Emilie Frances Gahnstrom, whose name is, signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of December, 2022.

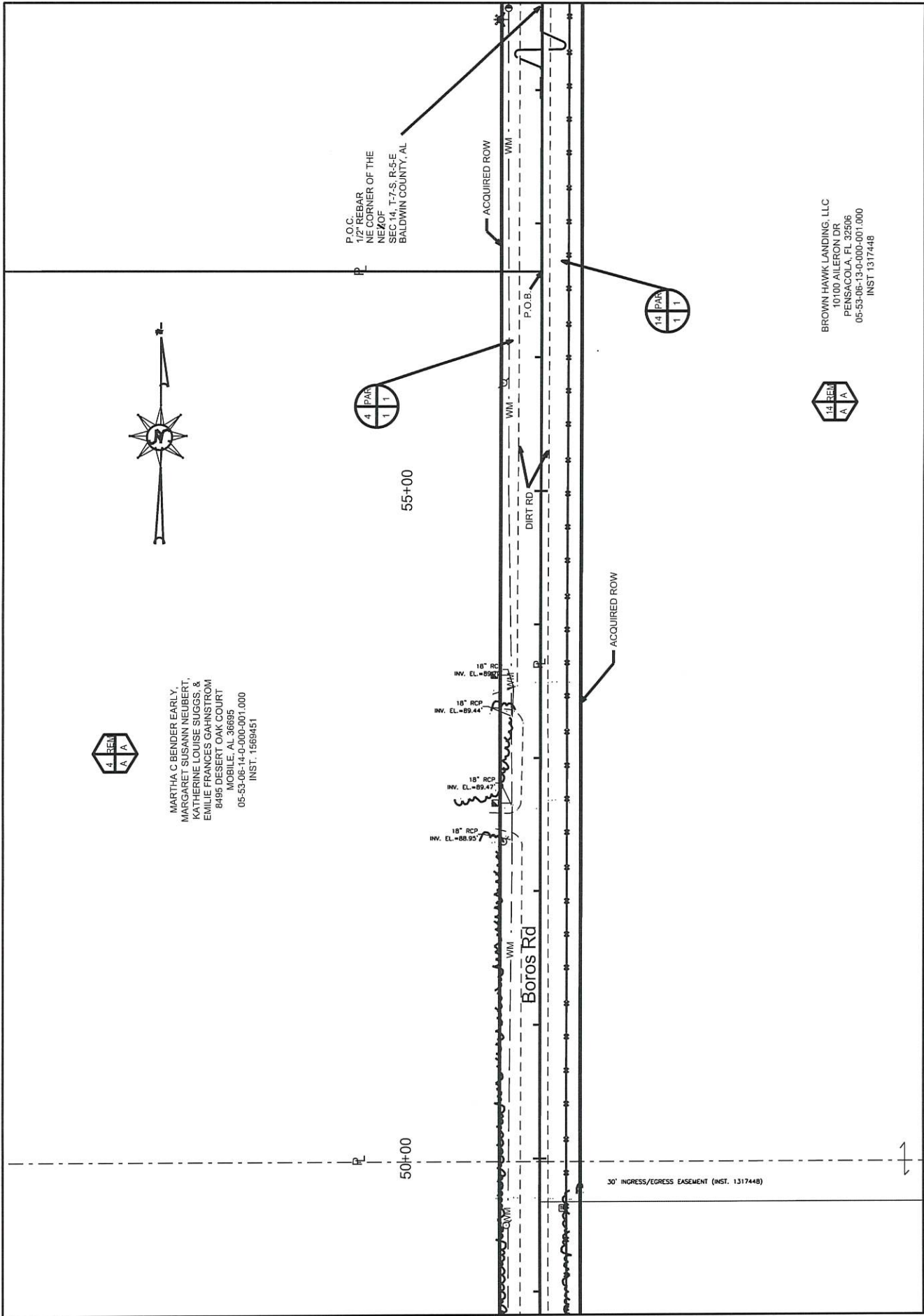


Misty S. Pritz
Notary Public
State of Kansas

My Appt. Expires 11.09.2024


NOTARY PUBLIC

My Commission Expires 11.09.2024



BROWN HAWK LANDING, LLC
10100 AILERON DR
PENSACOLA, FL 32506
05-53-06-13-0-000-001.000
INST 1317448

MARTHA C BENDER EARLY,
MARGARET SUSANN NEUBERT,
KATHERINE LOUISE SUGGS, &
EMILIE FRANCES GAHNSTROM
8495 DESERT OAK COURT
MOBILE, AL 36695
05-53-06-14-0-000-001.000
INST. 1569451

THIS IS NOT A
BOUNDARY SURVEY

COUNTY OF BALDWIN

TRACT NO.	4	PROJECT NO.	HW21177
OWNER	MARTHA C BENDER EARLY, ETAL	COUNTY	BALDWIN
TOTAL ACREAGE	20.484	SCALE:	1"=100'
R.O.W. REQUIRED	0.459	DATE;	08/23/2022
PRESCRIPTIVE R.O.W.	N/A	REVISED:	N/A
T.C.E. REQUIRED	N/A	SHEET :	1 OF 1
REMAINDER	20.025		